



Town of Knox Planning Board

Established 1822

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Minutes: January 14 2021

Present: Ed Ackroyd, Todd LaGrange, Betty Ketcham, Deb Nelson, Tom Wolfe, Bill Pasquini and Kurt Johnson via google meet.

Absent: None

Meeting called to order at 7:00pm.

Review of December minutes

One spelling error noted.

Tom made a motion to approve the minutes with the spelling correction, Ed seconded it, all in favor.

John Reagan from RIC Energy Presenting of Solar Array Project

1. Review of Two Added Properties

One is along Old Stage Rd and the other one is on Thompson Lake Rd. They completed a view shed analysis. They have concluded that with the vegetation and trees, there is no line of site from the Old Stage Rd property. For the Thompson Lake Rd property they could not conclude that there could be a possible line of site towards the eastern part of the project.

For concerns of water runoff from the panels, the SWPPP which is required and approved by DEC is based upon the panels being at a fixed tilt. The tilt is based upon capturing as much sunlight as possible.

For concerns of access to the Solar Array, there will be a locked gate at the end of the drive way to the Solar Array.

Tom made a motion to accept the version of lot coverage as provided by RIC Energy, Bill seconded it, all in favor.

2. John Reagan Presented an Analysis of Public Comment

Regarding drainage: The project will not change the current drainage pattern nor storm water flow from the site. Most of the site drains to existing soils along Thompson Lake Rd and the lake on Singer Rd. Most of the project in the northwest site of the project (wetlands) will not be disturbed or impacted. Obligated by DEC to obtain a storm water permit which requires a SWPPP, storm water pollution prevention plan. Further requirements by DEC are to have measures in place to prevent any erosion during and after construction phase of the project.

Construction/Noise/Dust: Construction will be done Mon-Sat. Appendix C of the SWPPP contains guidelines and regulations for this during the construction phase. It has all been posted on the Knox Town website. Some things being done to decrease dust in air are the use of mulch, watering down road ways, and stone at the end of the road. Pressure washing of dirty trucks to be done. These are all part of DEC requirements and the site can be inspected at any time by DEC. Regarding noise, the construction phase is approximately 3 months. Vegetation and clearing of trees will be the main noise. The wood chipper will only be in use between 8am-5pm. Construction of panels and then finally electrical work.

Seed Mix and Application: It will be a low meadow grass in between the panels. This information is located on the map, on the section of landscaping plans, located on the Knox Website.

Waste: During the decommissioning, anything needing to be disposed of will be done in accordance with the current guidelines. Nothing that is being used in the Solar Array project and build has been deemed hazardous material.

Property Value: Solar farms are allowed in the Knox Zoning Law. Additional studies have also been provided about any impact of a solar farm on property value. All the resources range from no impact to slight impact. One study done in Rhode Island showed some impact in rural areas. Value for the Knox residents will be that a subscription will be available which will save approximately 10% on a home electrical bill.

Community Character: Always taken into consideration. There will be a vegetative buffering zones, it'll be quiet, little to no traffic and no lights. The only noise will be from the transformer and cooler, it will be a slight hum at the property line.

Tom made a motion to accept the analysis of public comment, Ed seconded it, all in favor.

No concerns or questions for John Reagan from the Planning Board at this time.

Tom made a motion to adopt the conditional approval of the Knox Solar Array project with the liability certification approval, Bill seconded it, and a vote was cast:

Bill-yes

Ed-yes

Kurt-yes

Todd-no

Betty-no

Deb-yes

Tom-yes

Motion carried with a 5 to 2 vote.

SEQRA will have to be completed and added to the conditional approval. Tom to resend all the information to planning board members. A special meeting to discuss and approve will be set for Thursday January 21 2021 at 7pm

Tom made a motion to adjourn, Kurt seconded it, all in favor.

Meeting adjourned at 8:20pm.

Respectfully submitted,
Tiffany Snyder Knox Planning Board Secretary